

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State:	8			
Program Progress:							
% of Funds Committed	91.10 %	93.25 %	8	92.63 %	33	34	
% of Funds Disbursed	88.85 %	87.46 %	4	86.67 %	61	60	
Leveraging Ratio for Rental Activities	9.87	1.54	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.19 %	1	88.14 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.93 %	80.31 %	5	76.19 %	51	55	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	30.77 %	64.75 %	8	81.48 %	3	1	
% of 0-30% AMI Renters to All Renters***	19.23 %	44.43 %	8	45.62 %	14	9	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.15 %	72.16 %	4	96.17 %	31	31	
Overall Ranking:			In State:	4 / 8	Nationally:	38 31	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$43,215	\$15,954		\$28,750	26 Units	10.40 %	
Homebuyer Unit	\$9,950	\$13,065		\$15,714	167 Units	66.80 %	
Homeowner-Rehab Unit	\$30,061	\$25,486		\$21,140	57 Units	22.80 %	
TBRA Unit	\$0	\$10,670		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

2.7 %

1.2 %

R.S. Means Cost Index: 0.71

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	19.8	3.5	0.0	Single/Non-Elderly:	56.0	28.1	7.0	0.0
Black/African American:	100.0	79.0	96.5	0.0	Elderly:	12.0	4.2	56.1	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	24.0	49.7	15.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	8.0	12.0	12.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	6.0	8.8	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.6	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.6	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	36.0	25.7	33.3	0.0	Section 8:	56.0	0.6 [#]		
2 Persons:	12.0	32.9	31.6	0.0	HOME TBRA:	4.0			
3 Persons:	20.0	25.7	21.1	0.0	Other:	0.0			
4 Persons:	20.0	9.6	7.0	0.0	No Assistance:	40.0			
5 Persons:	12.0	4.2	3.5	0.0					
6 Persons:	0.0	1.2	3.5	0.0					
7 Persons:	0.0	0.6	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				9

* The State average includes all local and the State PJs within that state

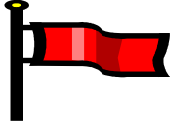
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: TN Group Rank: 38
 (Percentile)
 State Rank: 4 / 8 PJs Overall Rank: 31
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	79.93	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	30.77	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	96.15	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.52	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

